

151.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

690,000 / 690,000

USE VALUE:

690,000 / 690,000

ASSESSED:

690,000 / 690,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		GRAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MISTRANO JENNIFER/ TRUSTEE	
Owner 2: 14 GRAY CIRCLE NOMINEE TRUST	
Owner 3:	

Street 1: 14 GRAY CIR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MISTRANO JENNIFER -

Owner 2: -

Street 1: 14 GRAY CIR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Wood Shingle Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	80.	1.18	9									451,200						451,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4800.000	238,500	300	451,200	690,000		99930
							GIS Ref
							GIS Ref
							Insp Date
							11/12/08

PREVIOUS ASSESSMENT								Parcel ID	151.0-0002-0007.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2020	101	FV	238,600	300	4,800.	451,200	690,100	690,100	Year End Roll	12/18/2019
2019	101	FV	204,500	300	4,800.	423,000	627,800	627,800	Year End Roll	1/3/2019
2018	101	FV	204,500	300	4,800.	349,700	554,500	554,500	Year End Roll	12/20/2017
2017	101	FV	204,500	300	4,800.	321,500	526,300	526,300	Year End Roll	1/3/2017
2016	101	FV	204,500	300	4,800.	293,300	498,100	498,100	Year End	1/4/2016
2015	101	FV	193,200	400	4,800.	287,600	481,200	481,200	Year End Roll	12/11/2014
2014	101	FV	193,200	400	4,800.	267,300	460,900	460,900	Year End Roll	12/16/2013
2013	101	FV	193,200	400	4,800.	254,400	448,000	448,000		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MISTRANO JENNIFER	72749-269	1	6/12/2019	Convenience		1	No	No	
MISTRANO JENNIFER	72585-248	1	5/10/2019	Convenience		1	No	No	
MISTRANO JENNIFER	72044-467	1	12/21/2018	Convenience		1	No	No	
MISTRANO ELAINE	71890-49	1	11/15/2018	Family	350,000	No	No		
MISTRANO ELAINE	63790-466		6/23/2014	Convenience		1	No	No	
BROWN ALBERT W,	63252-292		2/6/2014	Convenience		1	No	No	
BROWN ALBERT W	63252-286		2/6/2014	Convenience		1	No	No	
BROWN ALBERT-E	21722-409		1/30/1992			No	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/4/2012	574	Re-Roof	6,500						11/12/2008	Meas/Inspect	355	PATRIOT											
									1/20/2000	Inspected	263	PATRIOT											
									12/9/1999	Mailer Sent													
									11/24/1999	Measured	263	PATRIOT											
									1/1/1982		KM												

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

